



City of Albuquerque

Legislative File Number R-06-100 (version 2)

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## **CITY of ALBUQUERQUE SEVENTEENTH COUNCIL**

**Adopting the Sawmill/Wells Park Metropolitan Redevelopment Area (MRA) Plan;  
and Specifically Including the Entire Sawmill/Wells Park For Purposes of Tax  
Increment Financing (O'Malley)**

## **CITY of ALBUQUERQUE SEVENTEENTH COUNCIL**

**ADOPTING THE SAWMILL/WELLS PARK METROPOLITAN REDEVELOPMENT  
AREA (MRA) PLAN; AND SPECIFICALLY INCLUDING THE ENTIRE  
SAWMILL/WELLS PARK FOR PURPOSES OF TAX INCREMENT FINANCING.**

**WHEREAS, the New Mexico Legislature has passed the Metropolitan  
Redevelopment Code (herein "Code"), Sections 3-60A-1 to 3-60A-48 NMSA  
1978, which authorizes the City of Albuquerque, New Mexico ("City") to prepare  
metropolitan redevelopment plans and to undertake and carry out metropolitan  
redemption projects; and**

**WHEREAS, the City Council, the governing body of the City ("City Council"),  
after notice and a public hearing as required by Code, has duly passed and  
adopted Council Resolution No. F/S R-72, Enactment 82-2002, finding, among  
other things, that one or more slum areas or blighted areas exist in the City and  
that the rehabilitation, conservation, development, and redevelopment of the  
area designated as the Sawmill/Wells Park MRA is necessary in the interest of  
the public health, safety, morals and welfare of the residents of the City; and**

**WHEREAS, the Albuquerque Development Commission ("Commission"),  
which acts as the Metropolitan Redevelopment Commission under provisions**

of Section 14-8-4 R.O.A. 1994 at their meeting on September 28<sup>th</sup>, 2005, after notice, conducted a public hearing on the Sawmill/Wells Park MRA Plan and after the public hearing recommended approval of the Plan; and

WHEREAS, the following findings were presented to the Albuquerque Development Commission for the Sawmill/Wells Park MRA Plan; and

WHEREAS, the Plan will promote the local health, general welfare, safety, convenience and prosperity of the inhabitants of the City.

BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

SECTION 1: The City Council, after having conducted a public hearing pursuant to the Code, adopts the Sawmill/Wells Park MRA Plan, as attached hereto and incorporated herein.

SECTION 2: The entire Sawmill/Wells Park MRA is specifically included for purposes of Tax Increment Financing. This area encompasses 504 acres and is bounded by I-40 to the north, Rio Grande Blvd. to the west, Mountain Rd. to the south and 4<sup>th</sup> and 5<sup>th</sup> Streets to the east.

SECTION 3: The City Council, after having conducted a public hearing pursuant to the Code, finds that:

- A. The Plan proposes activities for the redevelopment of the Sawmill/Wells Park MRA that will aid in the elimination and prevention of slum and blight; and
- B. The Plan does not require the relocation of any families and individuals from their dwellings and a method for providing relocation assistance is not needed; and
- C. The Plan conforms to and complements the Albuquerque/Bernalillo County Comprehensive Plan; and
- D. The Plan affords maximum opportunity consistent with the needs of the community for the rehabilitation for redevelopment of the Sawmill/Wells Park MRA by private enterprise or persons, and the objectives of the Plan justify the proposed activities as public

**purposes and needs.**

**SECTION 4:** The City shall support efforts to establish development projects such as land banking activities and transit-related development programs intended to make the area more pedestrian friendly and mixed in income and use, thus affording the opportunity for locally-owned small businesses to establish themselves; the City shall also support community education activities that broaden the local knowledge base and invite members from outside the immediate area to take part in these community education activities.

**SECTION 5:** The City shall support these programs: in providing technical assistance to local committees interested in developing mixed-use, mixed-income housing programs, and by providing technical assistance to businesses within the Sawmill/Wells Park MRA for the purpose of obtaining funding for redevelopment activities, and providing guidance and technical assistance to businesses wishing to open, operate and/or expand with the Sawmill/Wells Park MRA.

**SECTION 6:** All resolutions, or parts thereof, in conflict with this Resolution are hereby repealed; this repealer shall not be construed to revive any resolution, or part thereof, heretofore repealed.

**SECTION 7: SEVERABILITY CLAUSE.** If any section paragraph, sentence, clause, word, or phrase of this resolution is for any reason held to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this resolution. The Council hereby declares that it would have passed this resolution and each section, paragraph, sentence, clause, word or phrase thereof irrespective of any provisions being declared unconstitutional or otherwise invalid.

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